101.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,335,000 / 1,335,000
					USE VALUE:	1,335,000 / 1,335,000
					ASSESSED:	1,335,000 / 1,335,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHER JAMES M
Owner 2:	KONNATH KRISTINA
Owner 3:	
Street 1:	26 TOMAHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KONNATH KRISTINA/TRUSTEE -
Owner 2:	THE CLOVER TRUST -
Street 1:	26 TOMAHAWK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,934 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Clapboard Exterior and 4095 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9934.000	832,400		502,600	1,335,000
Total Card	0.228	832,400		502,600	1,335,000
Total Parcel	0.228	832,400		502,600	1,335,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.05 | /Parcel: 326.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

65100

GIS Ref

GIS Ref

Insp Date

08/21/18

!8087!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	832,400	0	9,934.	502,600	1,335,000	1,335,000	Year End Roll	12/18/2019
2019	101	FV	613,300	0	9,934.	502,600	1,115,900	1,115,900	Year End Roll	1/3/2019
2018	101	FV	510,900	800	9,934.	430,800	942,500	942,500	Year End Roll	12/20/2017
2017	101	FV	510,900	800	9,934.	402,100	913,800	913,800	Year End Roll	1/3/2017
2016	101	FV	510,900	800	9,934.	344,600	856,300	856,300	Year End	1/4/2016
2015	101	FV	491,100	800	9,934.	308,700	800,600	800,600	Year End Roll	12/11/2014
2014	101	FV	491,100	800	9,934.	285,800	777,700	777,700	Year End Roll	12/16/2013
2013	101	FV	491,100	800	9,934.	272,500	764,400	764,400		12/13/2012

PRINT

Date	Time
12/10/20	22:40:27

LAST REV

Date	Time
10/09/20	11:04:14

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8087

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KONNATH KRISTIN	75771-383	1	9/30/2020	Convenience	1	No	No		
LEONARD WILLIAM	53404-329		8/18/2009		737,000	No	No		
J & D LLC	46749-369		12/30/2005		725,000	No	No		
MILLER DAVID R	43443-386		8/3/2004	Change>Sale	435,000	No	No		
	11716-167		7/30/1969		7,212	No	No		N

USER DEFINED

Prior Id # 1:	65100
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2017	1323	Addition	150,000	O				
9/15/2004	902	Addition	65,000					2nd level add 3 be

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	CC	Chris C
5/29/2009	Measured	189	PATRIOT
4/12/2005	Permit Visit	BR	B Rossignol
12/10/2004	MLS	MM	Mary M
10/21/1999	Meas/Inspect	256	PATRIOT
8/5/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9934		Sq. Ft.	Site		0	70.	0.72	4									502,614						502,600	

Total AC/HA: 0.22805 | Total SF/SM: 9934 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 502,614 | Spl Credit | Total: 502,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.96798909
Const Adj.:	0.99989998
Adj $ / SQ:	120.987
Other Features:	151935
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	872488
Depreciation:	40134
Depreciated Total:	832354

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	3	HB	1

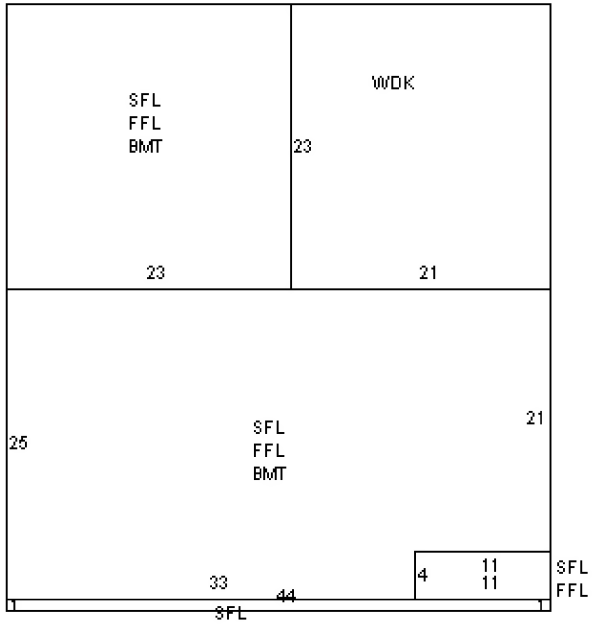
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	160.91
Special Features:	0	Val/Su Net:	155.01
Final Total:	832400	Val/Su SzAd	252.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,673	120.990	202,410
FFL	First Floor	1,629	120.990	197,087
BMT	Basement	1,585	63.520	100,676
WDK	Deck	483	8.070	3,898

Net Sketched Area:	5,370	Total:	
Size Ad	3302	Gross Are	12891	FinArea	4095
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	